

Kew Riverside Policy for Fire doors

There are many doors on Kew Riverside which provide important fire health and safety functions. The Managing Agent is responsible for ensuring the annual fire door surveys are undertaken and to use best endeavours to ensure compliance of all doors.

Current legislation

The underlying requirement of the Building Safety Act is to ensure that buildings are safe. The purpose is not to return to all legacy developments and bring them and every component up to the requirements of the current Building Regulations.

See link to Government Legislation

<https://www.gov.uk/government/publications/fire-safety-england-regulations-2022-fire-door-guidance/fire-safety-england-regulations-2022-fire-door-guidance>

Who is responsible for repairs

Every 6 -12 months the Managing agent will undertake a fire health and safety assessment of the Blocks and the Apex, and inspection reports on the compliance status of all fire doors will be prepared. These reports will include an assessment of your individual apartment entrance door.

For the blocks most doors are communal doors and repairs will be actioned by the Managing Agent however **under the lease your individual apartment front doors are your responsibility**. This means you must have a suitable front door so that you and other residents in the block remain protected in the event of a fire in your block. The Managing Agent will notify you on the regular inspections if your door is not compliant **HOWEVER it is the owners' responsibility to ensure the necessary works are undertaken to their own front doors**. You will need a certified supplier to undertake the work

For the Apex all doors are communal doors, and the Managing Agent will schedule all repair work necessary.

What to look for

Fires are more likely to start within a flat, so your entrance door plays a huge part in ensuring safety for you and everyone else in your block. It is your responsibility to check your door between inspections to ensure it is compliant and there is further information in this document to help you check.

The apartment entrance doors at Kew Riverside are not off the shelf doors and the lease will require that the style of door needs to be maintained so these will be expensive to replace and therefore repair is always the better option.





Please study the following advice on alterations to your apartment front door and what checks to take yourself. If in doubt of the requirements, please ask a professional for advice.


Regularly check your fire door!

Check your fire door/s at least twice a year, ideally more often. Check the door self closes firmly onto the latch without sticking on the floor or the frame. A fire door is useless if it's wedged open or can't close fully.

Don't alter your fire door!

Never carry out any repairs or work on your fire door. This can damage it and make it less likely to work properly in an emergency.

-  Don't drill into your fire door or cut it in any way.
-  Don't paint over the seals on a fire door.
-  Any repairs or replacements such as handles, hinges or hardware need to be carried out by a qualified individual.
-  If you suspect that a fire door has been tampered with, or is faulty, repairs should be carried out by a qualified individual immediately. Check for accredited contractors at: firedoors.bvrf.org.uk and bmtrada.com



Fire doors save lives by preventing the spread of fire and smoke. A fire door will only function as intended if it is closed. It is important your fire door is not wedged or held open. **Keep it closed.** Regularly check any self-closing devices are working, that they are not tampered with and that the door closes fully and firmly.

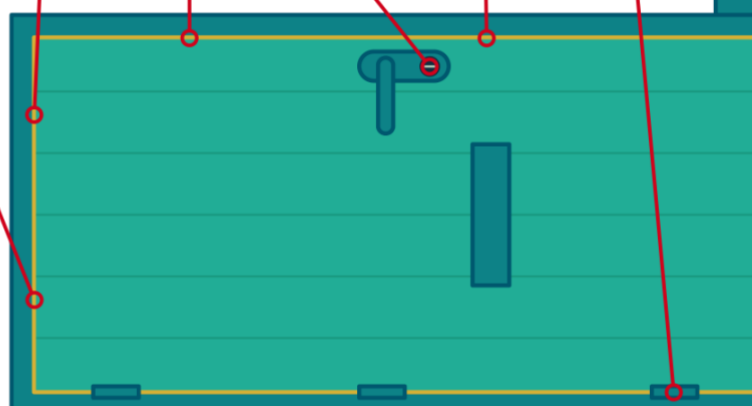
Look for a label or plug on top (or occasionally on the side) of the door. Without a certification mark, you cannot be sure if it really is a fire door.

Check the gaps around the top and sides of the door are consistently less than 4mm when the door is closed. The gap under the door can be slightly larger (up to 8mm), but it does depend on the door. Ideally, you should not see light under the door.

Check handles, letter boxes, locks, hinges and spyholes are marked CE or UKCA and therefore fire rated.

Look for any seals around the door or frame. Check they're intact, with no sign of damage.






Check all hinges are firmly fixed (three or more of them) to the door frame and the door leaf, with no missing or broken screws. They must be marked CE or UKCA.



5 Step Fire Door Check

Suspect the building you're living in, working in or visiting has a faulty fire door?
Don't walk by. Report it to whoever manages or owns the building.

You could save a life that day.

	Certification	Gaps	Seals	Hinges	Closing properly
WHAT TO CHECK	 <p>Look for a label or plug on top (or occasionally on the side) of the door.</p>	 <p>Check the gaps around the top and sides of the door are consistently less than 4mm when the door's closed. The gap under the door can be slightly larger (up to 8mm), but it does depend on the door. Ideally, you should not see light under the door.</p>	 <p>Look for any intumescent seals around the door or frame. Check they're intact with no sign of damage.</p>	 <p>Check all hinges are firmly fixed (three or more of them), with no missing or broken screws.</p>	 <p>Check the door closes firmly onto the latch without sticking on the floor or the frame.</p>
WHY	Without a certification mark, you cannot be sure this really is a fire door.	Make sure gaps are not so big that smoke and fire could travel through the cracks.	Be sure the seals will expand if they're in contact with heat, and will stop the fire (and in some cases smoke) moving through the cracks.	Be sure the door has been properly maintained, and in the intensity of a fire will perform properly.	A fire door only works when it's closed. A fire door is completely useless if it's wedged open or can't close fully.
HOW	Use a mirror or the selfie function on your camera phone.	Use a £1 coin to give a feel for scale, this is about 3mm thick.	Take a look at the edges of the door and frame.	Open the door and take a look at the hinges.	Open the door about halfway, let go and see what happens when you allow it to close by itself.
CONCERNS	Report it	Report it	Report it	Report it	Report it

Spread the word **#FireDoorSafetyWeek**
www.firedoorsafetyweek.co.uk



Disclaimer: any use of this information must be accredited to the British Woodworking Federation

Requirements

There is no requirement to replace the existing fire doors if they do not have visible or documented certification or do not meet current standards. If the door, frame and hardware would be expected to still perform their job, be seen as suitable by the fire safety practitioner during the Fire Risk Assessment process, the door closes into the frame with reasonable gaps and with no noted damage that would interfere with its fire resistance then they should be deemed fit for purpose.

Doors

The design of your apartment door cannot be changed and when installed will have been a fully compliant self-closing door which give a FD30S level of fire and smoke resistance door. This means that it was able to withstand a minimum of 30 minutes exposure to fire and to achieve this the door will also have been fitted with intumescent strips which is a special plastic seal that swell up with heat, and a jamb closer. The intumescent strip will have been rebated into the door or preferably the frame.

Gaps

The gaps between your entrance door and frame around the sides and top should be consistently less than 4mm when the door is closed. The gap under the door can be slightly larger (up to 8mm) but you should not see light under the door. Your door should not be warped and should close into the rebate along both sides and top.

Lippings

All the doors at Kew Riverside are supplied with a lipping. If your measured gap does not meet the requirements, it may need re-lipping. Your existing lipping will need to be removed, and your chosen contractor install a thicker lipping on the door and the plane the door to size. They must not put a lipping onto an existing lipping.

Intumescent Strips and Smoke Seals

If your intumescent fire seals are damaged, outdated or not functioning properly, complete replacement might be necessary. If you have your door re-lipped because of the gap is too big, you may also need to install new fire seals, and these new installations will need to meet the current legislation. You may decide to install an intumescent smoke seal, also known as cold smoke seals, which combine intumescent fire seals with a thick bristled strip that seals out harmful smoke. This type of seal prevents smoke from spreading before the intumescent fire strips start expanding with the heat build-up from a fire.

Ironmongery

From July 1st 2013 door ironmongery that falls within the scope of a harmonised EN standard must be CE marked before it can be made available on the market. Kew Riverside completed, phased, around 5 to 10 years before this legislation.

Therefore, there is no requirement to replace a fire door or its ironmongery simply because it does not meet the current standard under the Building Regulations if the door and its associated hardware remains in full working order from a fire safety point of view. If however, the lock or a hinge needed replacing due to a breakage or wear and tear then it would need to be replaced with a product that met the current regulations.

Closers

Your apartment door must be able to self-close which means your door closers must be able to close the door without any applied force. If you have had to lip the door and or change the intumescent strips and have elected to install intumescent smoke seals the current 'Perko' style closers may not have enough force to close the door and a new closer will be required.

Further information

Certified suppliers for door maintenance see link

<https://www.exovabmtrada.com/en-gb/certification/certified-supplier-search?aliaspath=%2fCertification%2fCertified-supplier-search>

Select 'fire door maintenance' under product category when you search

Acceptable gap measuring tools see link

<https://www.ypg-ltd.com/b2-instruments/gap-and-step-gauge/>



<https://hilka.co.uk/8-pce-brake-pad-thickness-gauge-set-12700108.html>

